

Board Agenda Item
February 9, 2005

ADMINISTRATIVE - 1

Resolution Honoring Glenda M. Blake for Service on the Park Authority Board (with Presentation)

ISSUE:

Approval of a resolution to honor the contributions of Ms. Blake as a member of the Park Authority Board

RECOMMENDATION:

The Park Authority Director recommends approval of the resolution for Ms. Glenda M. Blake in honor of her accomplishments.

TIMING:

Board action is requested on February 9, 2005.

BACKGROUND:

Glenda Blake has served as a member of the Park Authority Board since being named to that position in February 2004. Although she enjoyed a relatively short tenure, Ms. Blake was active as the Hunter Mill District Representative.

During the creation of the 2004 Bond Program, Ms. Blake attended hearings in her district and listened carefully to the many constituents in that area. She served as a member of several committees as well, serving on the Budget Committee, the Park Services Committee, the Elly Doyle Executive Committee, and also the Nominating Committee.

As a new member of the Board, Ms. Blake brought interest and an inquisitive nature to the table, working hard to understand issues fully and carefully deciding a variety of important decisions which will positively impact the citizens of Fairfax County well into the future. Ms. Blake is leaving the Board in order to facilitate other volunteer efforts.

FISCAL IMPACT:

None

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ENCLOSED DOCUMENTS:
Attachment 1: Resolution

STAFF:
Michael A. Kane, Director
Timothy K. White, Deputy Director
Judith A. Pedersen, Public Information Officer

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ADMINISTRATIVE - 2

Approval – Resolution Honoring Edward Nenstiel, Jr. upon His Retirement (with Presentation)

ISSUE:

Approval of a resolution to honor the service and accomplishments of Mr. Edward Nenstiel, Jr. upon his retirement from the Park Authority.

RECOMMENDATION:

The Park Authority Director recommends approval of the resolution for Mr. Edward Nenstiel upon his departure from the Park Authority.

TIMING:

Board action is requested on February 9, 2005.

BACKGROUND:

Mr. Nenstiel has served as a dedicated Fairfax County Government employee for the past 30 years. He has contributed to the success of many Park Authority facilities, working as a Landscape Architect on more than 100 park projects.

Ed is considered to be at the forefront of his profession and has led the Planning and Development Division's migration to the use of electronic tools that support project management, green infrastructure modeling and the use of GIS and CADD technology.

His sense of design, his eagerness to please, and his willingness to mentor other employees made him a pleasure to work with. He will be missed by those who worked closely with him and saw his professional best in action on a daily basis and greatly respect his contributions to this agency since the early 1970's.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn Tadlock, Director, Planning and Development Division

Kirk Holley, Planning and Development Division

Judith A. Pedersen, Public Information Officer

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ADMINISTRATIVE - 3

Resolution Honoring Dane Hannum as the 2004 Recipient of the Donald F. Early Award (Sully District)

ISSUE:

Approval of a resolution to honor Dane Hannum, a volunteer at Ellanor C. Lawrence Park and the 2004 recipient of the Donald F. Early Award for Volunteer Achievement.

RECOMMENDATION:

The Park Authority Director recommends approval of the resolution for Mr. Dane Hannum in honor of his accomplishments.

TIMING:

Board action is requested on February 9, 2005.

BACKGROUND:

The Donald F. Early Award for Volunteer Achievement was established in 1993 and is awarded annually. This award, given to volunteers at Ellanor C. Lawrence Park was established in honor of Donald F. Early, a beekeeper that worked with the park's beehives and initiated beekeeping programs at Ellanor C. Lawrence Park. Mr. Early died in 1992 and those who knew this gentleman felt certain that an award in his honor would be a fitting memorial to a special person and dedicated volunteer.

The 2004 recipient of the Donald F. Early Award for Volunteer Achievement is Dane Hannum who has volunteered with the beekeeping program at the site since 1990. He conducts the annual Honey Harvest at Walney Visitor Center and delivers a spring beekeeping class as well as scout and preschool programs at the park. Mr. Hannum often takes questions and calls from the public, advising people on bees and wasps. He also advises staff on the health and management of the bees kept at the Walney Visitor Center.

The Park Authority is fortunate to have this knowledgeable and experienced volunteer at hand and eager to offer his expertise and experience. The approved resolution will be presented to Mr. Hannum at a reception at the Walney Visitor Center on Friday, February 2, 2005.

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FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Resolution

STAFF:
Michael A. Kane, Director
Timothy K. White, Deputy Director
Cindy Messinger, Director, Resource Management Division
Katarina Spears, Assistant Park Manager, Ellanor C. Lawrence Park
Judith A. Pedersen, Public Information Officer

ADMINISTRATIVE - 4

Approval - Request for Land Dedication for RZ/FDP 2003-PR-022, Metro West (Fairlee)
Adjacent to East Blake Lane Park (Providence District)

ISSUE:

Approval of staff comments pertaining to the Rezoning application for RZ/FDP 2003-PR-022, Metro West (Fairlee); numerous parcels totaling approximately 56 acres located on Tax Maps: 48-1, 48-3, and 48-4 (Attachment 1). The rezoning plan proposes development of a mixed-use, transit oriented community adjacent to the Vienna Metro Station and East Blake Lane Park. The proposal includes 2,030 multi-family units, 218 townhouses, 300,000 square feet of office, and 100,000 square feet of retail use.

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the following summary comments regarding RZ/FDP 2003-PR-022, Metro West (Fairlee):

- The proposed tree-save area adjacent to East Blake Lane Park (approximately 1.4 acres) should be dedicated to the Park Authority as an addition to the park (Attachment 2). The applicant should construct facilities there including a trail from the proposed public-use building through the park addition to the Fairfax Connector trail, a handicap-accessible picnic shelter with grill, tables, and amenities. The applicant should redesign the area east of the park addition (currently shown as an unbroken row of parking) to provide an appropriate park entrance to include a park name sign, site information kiosk and a landscaped trailhead. In addition, the applicant should dedicate (either onsite or offsite) at least five acres of usable land for active recreation (playing fields/diamonds).
- The development needs to provide significant park and recreational opportunities on site for the residents. The 5,227 residents generated by this development result in the need for tens of acres of active recreation and passive area parkland as well as numerous facilities. The development should be redesigned to accommodate sufficient park and recreational areas and facilities.

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- The applicant should provide a public building that includes recreational facilities (preferably at least two indoor multi-use courts, two racquetball courts, and locker rooms) as part of this development. The facility should be operated by an appropriate public agency such as the Community and Recreational Services.
- The applicant should provide \$1,385,155 (in addition to any unused \$955 funds if they exist) to the Park Authority for recreational facility development at one or more of our sites located within the service area of this development.

(This item was reviewed by the Planning and Development Committee on February 2, 2005, and approved for submission to the Park Authority Board.)

TIMING:

Board action is requested on February 9, 2005, to ensure staff time to negotiate with the developer prior to application going to the Planning Commission. It is anticipated that the Planning Commission will hold a public hearing on this application in the springtime this year.

BACKGROUND:

This site is located south of the Vienna Metro station and north of Lee Highway. The proposal will redevelop the existing Fairlee Subdivision and several parcels to the west. Last fall, staff presented the Park Authority Board information about a possible cooperative agreement with this development that would provide park facilities and improvements at East Blake Lane Park in exchange for the developer being allowed to use parklands for stormwater management (in the form of a park lake amenity). That proposal is no longer under consideration.

FISCAL IMPACT:

It is anticipated that the additional 1.4 acres would require periodic maintenance comparable to Neighborhood Parks of similar size. This will not be a significant impact on Park Authority resources.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Reduced Development Plan (Showing the area proposed to be dedicated to the Park Authority)

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Planning and Land Management Branch

Irish Grandfield, Senior Planner, Planning and Land Management Branch

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ADMINISTRATIVE - 2

Adoption of Minutes - January 26, 2005, Park Authority Board Meeting

ISSUE:

Approval of the minutes of the January 26, 2005, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the November 10, 2004, Park Authority Board meeting.

TIMING:

Board action is requested on February 9, 2005.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the January 26, 2005, Park Authority Board meeting

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Nancy L. Brumit, Administrative Assistant

PRESENTATION - 1

FY 2004 Annual Report of the Fairfax County Park Foundation, Inc.

The Bylaws of the Fairfax County Park Foundation require the Foundation Board to submit an annual report to the Governing Members (the Fairfax County Park Authority Board) "showing income, expenditures, pending income, and Foundation holdings."

In addition to this financial report required by the Bylaws, the FY 2004 annual report will provide the Park Authority Board with a comprehensive overview of activities and accomplishments of the prior and current fiscal years as well as overall financial report since inception.

The Bylaws also require the Foundation to develop "an annual list of projects to present to the Governing Members for concurrence." The bylaws also necessitate that there be an agreement of operation to be updated annually by both boards to set forth the operational issues to guarantee the smooth transition between operations of the Foundation and the Park Authority.

As the Park Authority Board is aware, the focus of the Foundation's efforts has been fundraising for CLEMYJONTRI Park playground. The Project Committee of the Park Foundation has tentatively approved the following projects for 2005:

1. Bright Futures – The Foundation will launch a campaign this spring that will seek to double the number summer camp scholarships offered to at-risk kids in the County.
2. Trail Fund – The Foundation will begin to promote a new fund that will accept gifts to be used to fund critical components of the County trail system such as bridges, fair weather crossings, small land acquisition projects, signs and improvements.
3. Equestrian Center – Working directly with the Park Authority, the Foundation will seek to identify funding opportunities that support the construction of a public equestrian center in the County.

In addition to fundraising activities, the Foundation will continue to support the fundraising efforts of the Friends of CLEMYJONTRI and the Open Space Land Preservation Fund.

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The Fairfax County Park Foundation FY 2004 annual report that is being presented to the Park Authority Board today includes the FY 2004 Year at a Glance chronology, highlights of major activities undertaken, and a financial report showing income, expenditures, pending income and Foundation holdings.

ENCLOSED DOCUMENTS:

None. (The Annual Report will be distributed at the meeting.)

STAFF:

Michael A. Kane, Director

Robert J. Brennan, Executive Director, Foundation

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ACTION – 1

Mastenbrook Volunteer Matching Fund Grant Program Request – Pine Spring Civic Association – Pine Spring Park (Providence District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from the Pine Spring Civic Association in the amount of \$2,500 for the third phase of the Shade Garden at Pine Spring Park.

RECOMMENDATION:

The Park Authority Director recommends approval of a Mastenbrook Volunteer Matching Fund Grant Program request from the Pine Spring Civic Association in the amount of \$2,500 for the third phase of the Shade Garden at Pine Spring Park. **(This item was reviewed by the Planning and Development Committee on February 2, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on February 9, 2005 in order to award the grant.

BACKGROUND:

In April 2001 the Pine Spring Civic Association requested and was granted \$3,750 from the Mastenbrook Volunteer Matching Fund Grant Program to develop a linear shade garden at Pine Spring Park. The shade garden program, begun in 1996, provides an example of how to garden in an area of moderate to strong shade using plants suitable for these conditions.

This program was continued in September of 2002 with the approval of a Mastenbrook Volunteer Matching Fund Grant in the amount of \$2,500 for the continuation and expansion of the Shade Garden. This current request from the Pine Spring Civic Association is the 3rd phase in the installation of the Shade Garden at Pine Spring Park.

To date over 75 trees and shrubs and 700 perennial plants have been planted. The Pine Spring Civic Association has requested \$2,500 from the Mastenbrook Volunteer Matching Fund Grant Program to continue the expansion of the shade garden at Pine Spring Park. Mastenbrook Grant funds will be used to purchase additional plants.

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Matching funds are available to complete this project. The applicant will coordinate the project with appropriate Park Authority staff.

FISCAL IMPACT:

The estimated total project cost is \$6,100. Funds are currently available in the amount of \$2,500 in Project 004769, Mastenbrook Volunteer Matching Fund Grant Program in Fund 371, Park Capital Improvement Fund; and in the amount of \$3,600 available from the Pine Spring Civic Association in cash and in-kind donations resulting in total available funding of \$6,100.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$33,342.

ENCLOSED DOCUMENTS:

Attachment 1: Mastenbrook Volunteer Matching Fund Grants Program Application
Form – Pine Spring Park Shade Garden.

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Brian Daly, Director, Park Operations Division
Dan Sutherland, Manager, Grounds Management Branch

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ACTION - 2

Scope Approval – RECenter Improvements at South Run District Park (Springfield District)

ISSUE:

Approval of the project scope to design and construct maintenance improvements to the heating, ventilation and air conditioning (HVAC) system and roof structure at the South Run RECenter.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and construct maintenance improvements to the HVAC system and roof structure at South Run RECenter. **(This item was reviewed by the Planning and Development Committee on February 2, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on February 9, 2005, to maintain the project schedule.

BACKGROUND:

The Planning and Development Division's FY 2004-05 Annual Work Plan included a project to scope critical maintenance improvements required at South Run RECenter. Funding for design and construction is being provided by the Fall 2004 Park Bond Program.

The South Run RECenter was constructed in 1988 and the HVAC and roof systems with the exception of the roof over the racquetball courts all date to the original time of construction. The roof system consists of a ballasted elastomeric membrane over phenolic insulation. This type of roof insulation has been found to be highly corrosive to metal roof decking if it becomes wet. In 1997, the roof over the racquetball courts had to be replaced due to corrosion resulting from saturated insulation.

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A project team was assembled to establish a prioritized list of critical maintenance improvements needed at the facility. The team included representatives from the Park Services Division, the Park Operations Division, and the Planning and Development Division. Staff hired consulting engineers, Shaffer, Wilson, Sarver and Gray, P.C. (SWSG) to perform a detailed inspection of the HVAC system and roof structure and prepare a preliminary design report identifying improvements most critical to the operation of the facility.

The report prepared by SWSG confirmed staff's opinion that the HVAC system and roof structure are the top maintenance priorities for the RECenter. Physical testing of the roof by SWSG has determined that the roof insulation over the natatorium and the mechanical rooms is wet in areas causing deterioration of the metal roof decking. SWSG has indicated the metal decking is still relatively sound and can be cleaned and coated rather than replaced if repairs are made within the next year.

Based on the evaluation report prepared by SWSG, the project team recommends the following scope of work which is fully detailed in Attachment 1:

HVAC Renovations

- Replace the pool energy recyclers, energy recovery unit, multi-zone roof top unit, the five split systems, the domestic water heaters and several fans and pumps
- Install new HVAC units to serve the east vestibule and engineer's office
- Install new man-walk and guardrails to facilitate future servicing of the equipment
- Selectively repair/replace HVAC system controls
- Balance and clean the HVAC system

Roof Repairs

- Demolish and replace the ballasted roof system for roofs #1 and #3
- Repair or replace the corroded metal roof decking
- Sandblast, repair and repaint all structural steel

The preliminary cost estimate to design and construct the recommended maintenance improvements is \$1,869,000 as detailed in Attachment 1.

Given the scope and complexity of the improvements, the facility will need to be closed to the public for two (2) to three (3) months. The preliminary project schedule prepared by SWSG proposes making the improvements between August 2005 and November 2005 concurrent with the biannual pool maintenance shutdown scheduled for August 2005. Projected customer and revenue impacts as a result of the construction activity are outlined in Attachment 3.

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To ensure the design and permit phases were completed in time to begin work by August 2005, Park Services Division identified funds in Fund 170, Park Revenue Fund, for the consultant contract to prepare the preliminary design report and develop construction documents. Funding provided from Fund 170 will be reimbursed when the 2004 Park Bond funds are appropriated.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,869,000 is necessary for this project. Funding will be available in the amount of \$1,869,000 in Project 475804, Building Renovation/Expansion, in Fund 370, Park Authority Bond Construction based on approval of the FY2005 Third Quarter Review to complete this project.

ENCLOSED DOCUMENTS:

Attachment 1: Scope Cost Estimate
Attachment 2: Development Project Fact Sheet
Attachment 3 Customer and Revenue Impacts

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Charlie Bittenbring, Director, Park Services Division
Brian Daly, Director, Park Operations Division
Lynn S. Tadlock, Director, Planning and Development Division
Ted Zavora, Manager, Financial Planning Branch
John Lehman, Manager, Project Management Branch
Deb Garriss, Supervisor, Project Management Branch
Don Sotirchos, Project Manager, Project Management Branch

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ACTION – 3

Scope Approval – RECenter Improvements at George Washington Park (Mount Vernon District)

ISSUE:

Approval of the project scope to design and construct maintenance improvements to the heating, ventilation and air conditioning (HVAC) system and roof structure at George Washington RECenter.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and construct maintenance improvements to the HVAC system and roof structure at George Washington RECenter. **(This item was reviewed by the Planning and Development Committee on February 2, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on February 9, 2005, to maintain the project schedule.

BACKGROUND:

The George Washington RECenter was constructed and opened for public use in 1987. After eighteen (18) years of service, the HVAC system and roof structure are no longer performing satisfactorily because they have reached their life expectancy.

As a result, Park Services Division asked the Planning and Development Division to hire an architectural/engineering consultant to evaluate the condition of the HVAC system and roof structure at the George Washington RECenter. Staff hired Shaffer, Wilson, Sarver and Gray, P. C. (SWSG) to perform a detailed inspection of the HVAC system and roof structure and to prepare a preliminary design report that identified and prioritized maintenance improvements needed at the facility.

The preliminary design report prepared by SWSG confirmed staff's opinion that the HVAC system has exceeded its useful life and is in need of substantial maintenance. They also determined that a significant portion of the metal roof decking and the perimeter structural steel beams in the natatorium are corroded and needs to be replaced or repaired. The report also noted that the corrosion observed in the roof

structure has begun to reduce the load capacity of the roof and therefore should be corrected relatively soon.

A project team, including representatives from the Park Services Division, Park Operations Division and Planning and Development Division was assembled to review the recommendations contained in SWSG's preliminary design report and establish a project scope. Based on the report findings, the project team recommends the following scope of work which is fully detailed in Attachment 1:

HVAC Renovations

- Replace the pool energy recyclers, energy recovery unit and air conditioning condensing unit, roof top unit and several fans and pumps
- Selectively replace/repair HVAC system controls
- Balance and clean the HVAC system

Roof Repairs (Natatorium)

- Demolish and replace the ballasted roofing system
- Repair or replace corroded metal roof decking
- Sandblast, repair and repaint all structural steel

The preliminary cost estimate to design and construct the recommended improvements at the George Washington RECenter is \$1,366,000, as detailed in Attachment 1.

Given the scope and complexity of the improvements, the facility will need to be closed to the public for approximately four (4) months. The first phase of work, including the removal and replacement/repair of corroded metal roof decking over the natatorium, removal of parapet walls and repair of the structural beams, will take three (3) to four (4) months. Two (2) additional months will be required to demolish and install the HVAC equipment and associated controls. It is anticipated that the facility can remain open to the public with limited inconvenience while the HVAC work is in progress. The preliminary project schedule prepared by SWSG proposes making the improvements between September 2005 and January 2006 concurrent with the biannual pool maintenance shutdown scheduled for September 2005. Projected customer and revenue impacts as a result of the construction activity are outlined in Attachment 3.

To ensure the design and permit phases were completed in time to begin work by September 2005, Park Services Division identified funds in Fund 170, Park Revenue Fund, for the consultant contract to prepare the preliminary design report and develop construction documents. Funding provided from Fund 170 will be reimbursed when the 2004 Park Bond funds are appropriated.

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FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,366,000 is necessary for this project. Funding will be available in the amount of \$1,366,000 in Project 475804, Building Renovation/Expansion, in Fund 370, Park Authority Bond Construction based on approval of the FY2005 Third Quarter Review to complete this project.

ENCLOSED DOCUMENTS:

Attachment 1: Scope Cost Estimate
Attachment 2: Development Project Fact Sheet
Attachment 3 Customer and Revenue Impacts

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Charlie Bittenbring, Director, Park Services Division
Brian Daly, Director, Park Operations Division
Lynn S. Tadlock, Director, Planning and Development Division
Ted Zavora, Manager, Financial Planning Branch
John Lehman, Manager, Project Management Branch
Deb Garriss, Supervisor, Project Management Branch
Don Sotirchos, Project Manager, Project Management Branch

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ACTION - 4

Scope Approval — Athletic Field(s) at Wolf Trap Fire Station Site (Dranesville District)

ISSUE:

Approval of the project scope to design and construct rectangular athletic field(s) and related improvements at the Wolf Trap Fire Station site.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and construct rectangular athletic field(s) at the Wolf Trap Fire Station site. **(This item was reviewed by the Planning and Development Committee on February 2, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on February 9, 2005, to maintain the project schedule.

BACKGROUND:

This project was added to the FY 2004-2005 Work Plan to continue long range planning efforts associated with future construction of 1-2 rectangular fields on a 12 acre parcel of land owned by the Board of Supervisors for fire station use. The site is located at the southeastern corner of the intersection of Beulah Road and Route 7 (Leesburg Pike) in the Dranesville supervisory district. The site exceeds the 5+ acres required for the fire station and is a good candidate for shared park use.

The project to develop the fire station is now underway and is being managed by the Department of Public Works and Environmental Services (DPW&ES). Joint development of a Master Plan for the site, per the October 13, 2004, information item to the Park Authority Board, is in progress with completion anticipated in February, 2005. Approval of the remaining scope of this project is needed to advance the design and permitting of park improvements with the proposed fire station improvements. Once permitted, development of the recreation field(s) would be pursued as a public-private partnership in conformance with Park Authority Policy #109.

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The proposed scope of work and estimated cost for this project includes:

- **Use Agreement** – Negotiate a development and use agreement with Fire and Rescue Department (FRD) and the Board of Supervisors. Present the use agreement to the Park Authority Board for approval.
 - No cost anticipated.
- **2232 Review and Proffer Condition Amendment** – Obtain approval from the Planning Commission that the proposed park use is consistent with the Comprehensive Plan and amend existing proffers to permit the park uses proposed in the Master Plan.
 - \$25,000
- **Design and Permitting** – Based upon the Master Plan, develop a design and submit permit documents for the field(s) and related park improvements. Pay all review and other fees associated with permitting the proposed park improvements.
 - \$100,000
- **Partnership Solicitation** – Solicit private partners in accordance with Park Authority Policy #109. Negotiate an agreement for construction and use of the proposed park facilities. Present the agreement to the Park Authority Board for approval.
 - Costs, if any, to be identified with approval of the construction and use agreement.
- **Manage the Development Agreement** – Terms and conditions associated with the bid and construction phases of the project would be outlined in the agreement.
 - Costs, if any, to be identified with approval of the construction and use agreement.
- **Contingency** – Based on the uncertainty associated with the requirements for this project, staff recommends that a contingency amount be set aside to account for increased costs associated with new or changing requirements.
 - \$20,000
- **Staff Cost** – Estimated staff cost associated with the project based on 6% of project cost.
 - \$10,000

Total \$155,000

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FISCAL IMPACT:

Based on the proposed scope of work and estimated cost for this project, funding in the amount of \$155,000 is needed to implement the scope as defined. Funding is currently available in the amount of \$155,000 in Project 474104 Athletic Fields in Fund 370, Park Authority Bond Construction in the Dranesville District, subject to approval of the FY 2005 Third Quarter Review.

ENCLOSED DOCUMENTS:

Attachment 1: Draft Master Plan Alternatives

Attachment 2: Park Authority Board Item dated October 13, 2004

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Jimmie D. Jenkins, Director, Department of Public Works and Environmental Services

Howard J. Guba, Deputy Director, Department of Public Works and Environmental Services

Lynn S. Tadlock, Director, Planning and Development Division

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ACTION - 5

Contract Award – Athletic Field Lighting at Arrowhead Park and Colin Powell Elementary School (Sully District)

ISSUE:

Approval of a contract award to Electrifiers' Inc., of Manassas Park, VA, in the amount of \$280,250, for installation of the athletic field lighting on two (2) fields at Arrowhead Park and the installation of two (2) fields at Colin Powell Elementary School.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve a contract award in the amount of \$280,250 for installation of the athletic field lighting at Arrowhead Park and Colin Powell Elementary School. In addition, the Director recommends reserving \$56,050 or twenty (20) percent of the contract award for contract contingency, \$16,815 or six (6) percent of the contract award for administrative costs. **(This item was reviewed by the Planning and Development Committee on February 2, 2005 and approved for submission to the Park Authority Board.)**

Contract Award	\$ 280,250
Contract Contingency (10%)	\$ 56,050
Administrative Cost (6%)	\$ 16,815
TOTAL COST	<u>\$353,115</u>

TIMING:

Board action is requested on February 9, 2005, to maintain the project schedule.

BACKGROUND:

The 1998 Park Bond Program, Project Development Schedule and the FY2003 Work Plan include a Capital Improvement Project to develop the community park facilities at Arrowhead Park. Arrowhead Park is a 23.06 acre community park located in the Sully Magisterial District.

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The Park Authority Board approved a project scope on March 12, 2003, which included lighting of two rectangular fields at Arrowhead Park. In consideration for an extension of time in completing their proffered construction of the three rectangular fields at the park, the developer, Pulte Homes has offered to provide additional recreational amenities within their community including athletic field lights for two 60-foot diamond fields on the adjacent Colin Powell Elementary School site. The scope of this contract includes the installation of the lighting equipment purchased by Pulte Homes for lighting both the school and the park fields.

One sealed bid for installation of the athletic field lighting at Arrowhead Park and Colin Powell Elementary School was received and opened on February 1, 2005, as summarized in Attachment 1. The responsible bidder was Electrifiers' Inc. Their total bid of \$280,250, is \$16,750 or 5.6% below the Park Authority's pre-bid estimate of \$297,000. The work is to be completed within 60 calendar days of Notice-to-Proceed. Electrifiers' Inc. holds an active Virginia Class A Contractors License. The Department of Tax Administration has verified that Electrifiers' has the appropriate Fairfax County Business, Professional and Occupational License (BPOL).

FISCAL IMPACT:

Based on the post-bid update, funding in the amount of \$353,115 is necessary to award this contract and to fund the associated contingency and administrative costs. Based on encumbrances and expenditures to date, funding is currently available in the amount of \$195,115 in Fund 370, Park Authority Bond Construction, Project 475598, Community Park Development, Detail 005, and in the amount of \$158,000 in Fund 371, Park Capital Improvement Fund, Arrowhead Park, Project 004797.

ENCLOSED DOCUMENTS:

Attachment 1: Bid Results dated 02/01/05

Attachment 2: Scope of Work

Attachment 3: Cost Estimate for Arrowhead Park & Colin Powell Elementary School
Athletic Field Lighting

Attachment 4: Site Plan

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Brian Daly, Director, Park Operations Division

Lynn S. Tadlock, Director, Planning and Development Division

John D. Pitts, Manager, Project Management Branch

Mark Holsteen, Project Manager, Project Management Branch

Board Agenda Item
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ACTION - 6

Approval – Extension of Open End Contracts for Cultural Landscape Report Services

ISSUE:

Approval of one year extension to the open end contract with John Milner Associates, Inc. for Cultural Landscape Report Services and the addition of \$200,000 to the not-to-exceed contract amount.

RECOMMENDATION:

The Park Authority Director recommends approval of a one year extension to the open end contract with John Milner Associates, Inc. and the addition of \$200,000 to the not-to-exceed contract amount of John Milner Associates, Inc. for cultural landscape report services.

TIMING:

Board action is requested on February 9, 2005, to ensure that the projects requiring Cultural Landscape Reports proceed without delay. **(This item was reviewed by the Resource Management Committee on January 26, 2005 and approved for submission to the Park Authority Board.)**

BACKGROUND:

On April 9, 2003, the Park Authority Board approved an open end contract with John Milner Associates, Inc. for cultural landscape report services. The contract was for an amount not-to-exceed \$150,000, which would be charged to individual projects as needed. The contract was approved for a period of one year with the option to extend for two (2) one-year extensions. The contract was granted the first one-year extension in May of 2004 and its value was increased by \$50,000 at that time.

The open end contract will require the second extension in May of 2005. Since staff is requesting the value of the contract be increased at this time and for timing purposes staff also requests the approval of the extension of the contract until May of 2006.

Cultural Landscape Reports will be needed for upcoming projects associated with the 2004 Bond work plan, future land acquisitions and Frying Pan Park development. Additionally, staff has been working with the County Executive's office in coordination with the Lorton Heritage Society, the Fairfax County Architectural Review Board and the Fairfax County History Commission in completing a National Register nomination for

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Lorton/Laurel Hill so as to be formally listed in the National Register of Historic Places. Funding, estimated at \$60,000 for this nomination will come directly from the County.

Cultural Landscape Reports for Huntley Historic Site and Oak Hill have been completed to date. In addition, a Cultural Landscape/Horticultural Treatment Report is underway for Margaret White Gardens, and a Preservation Treatment plan is underway for the National Register eligible earthen fortifications and tent platforms at Union Mills (Confederate Fortifications Historic Site).

Although the consultant contract has not exceeded the contract dollar limit to date, an additional amount of \$200,000 is requested to be added to the existing balance of the contract of John Milner Associates, Inc., due to anticipated work.

FISCAL IMPACT:

The contract balance and contract expiration dates are listed on Attachment 1. An additional amount of \$200,000 is requested to be added due to anticipated work. Funding for these contracts will be provided by individual projects in the total amount of \$140,000 in Project 475004, Natural/Cultural Resources, in Fund 370, Park Authority Bond Construction based on the approval of the FY 2005 Third Quarter Review by the Board of Supervisors and \$60,000 from funding sources provided by the County Executive's office. This Board action only commits funds through the issuance of a project assignment.

ENCLOSED DOCUMENTS:

Attachment 1: Summary of Open End Contract for Cultural Landscape Report Services and Project Assignments

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Cindy Messinger, Director, Resource Management Division
Lynn Tadlock, Director, Planning and Development Division
Michael Rierson, Resource Stewardship Branch Manager
Thaddeus Zavora, Manager, Capital Facilities and Budget Administration
John Lehman, Manager, Project Management Branch
Mike Baird, Capital Facilities and Budget Administration
Christopher J. Hoppe, Supervisor, Project Management Branch
Elizabeth Crowell, Cultural Resource Management and Protection

INFORMATION - 1

Prescribed Meadow Burn at Sully Woodlands (Sully District)

In February 2005, Park Authority staff, in partnership with the Virginia Department of Forestry, will conduct a prescribed (controlled) burn of approximately twelve acres of a field complex at Sully Woodlands on the west side of Pleasant Valley Road about one half mile south of Braddock Road (Attachment 1). The burn is intended to reduce invasive plant species, remove heavy duff that is inhibiting native plant establishment and poses a wildfire risk, and to promote a healthy native meadow which will support sensitive plant and animal species. Two prescribed meadow burns were previously conducted at Riverbend (1998) and Ellanor C. Lawrence Park (1999).

This prescribed burn is intended to be part of an on-going resource management program intended to preserve and enhance a healthy meadow complex on the site. It is consistent with resource management recommendations in the draft General Management Plan for Sully Woodlands. The site is unusual in Fairfax County for its remote and rural nature and is well suited for a controlled burning program. Prescribed burns are conducted regularly throughout Virginia and across the United States and are considered the single best way to preserve and enhance fire adapted meadow ecosystems.

The burn will be conducted by the Virginia Department of Forestry in accordance with all applicable state and county laws and ordinances, and in coordination with Fairfax County Fire and Rescue and the Police Department. Permits will be obtained from the Fairfax County Health Department and the Fairfax County Fire Marshall's Office. Staff met with Supervisor Frey, Sully District to outline details of the planned burn. Staff will notify neighbors by letter (Attachment 2) prior to the event and are working with the Park Authority Public Information Office to notify the media prior to the burn and conduct public education about the resource benefits of a prescribed burn program. A question and answer document has been drafted to help with this process (Attachment 3). Unless otherwise directed, staff will proceed with the prescribed burn program as planned.

FISCAL IMPACT:

There is a one time permitting fee of \$100 from the Fairfax County Fire Marshall's Office. Since there are currently no operating funds for Sully Woodlands, this fee will be paid out of the Natural Resource Management and Protection Operating Funds, Fund 001, for this year.

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ENCLOSED DOCUMENTS:

Attachment 1: Sully Woodlands Meadow Burn Location
Attachment 2: Sample – Dear Park Neighbor Letter
Attachment 3: Prescribed Meadow Burn Questions and Answers

STAFF:

Michael A Kane, Director
Timothy K. White, Deputy Director
Lynn S. Tadlock, Director, Planning and Development Division
Cindy Messinger, Director, Resource Management Division
Brian Daly, Director, Park Operations Division
Charles Bittenbring, Director, Park Services Division
Judy Pedersen, Public Information Officer

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INFORMATION - 2

Cultural Resource Management Plan Development

As required by the 2002-2006 Strategic Plan, staff will begin the development of the Cultural Resource Management Plan (CRMP). The CRMP will be the companion document to the Natural Resource Management Plan. The purpose of this plan is to formalize the Fairfax County Park Authority's approach and methods for the identification, evaluation, management, protection, treatment and interpretation of prehistoric and historical archaeological resources, Civil War sites, historic buildings and structures, National Register sites, County Historic Overlay Districts, and cultural landscapes.

It is envisioned that the Cultural Resource Management Plan format will follow that established for the Natural Resource Management Plan. The document will be divided into planning elements where issues and strategies will be identified. The plan will also include appendices containing appropriate policies, plans and other related documents.

The development of the Cultural Resource Management Plan represents an agency-wide team effort that will last for approximately one year. Staff from of the Cultural Resource Management and Protection Section, the Resource Management Division, the Planning and Development Division, Park Operations Division; Park Services Division and the County Department of Planning and Zoning have been suggested to serve as part of a team.

A presentation was made to the Director's Leadership Team on December 17, 2004 to gain support and receive comments from the Director's Leadership Team.

ENCLOSED DOCUMENTS:

Attachment 1: Cultural Resource Management Plan PowerPoint Presentation

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Cindy Messinger, Director, Resource Management Division

Michael Rierson, Manager, Resource Stewardship Branch

Elizabeth Crowell, Project Manager, Cultural Resource Management and Protection

INFORMATION - 3

Project Approval – Stream Restoration Measures for Park Authority Property, MWAA Stream Restoration Project (Hunter Mill, Mason, and Sully Districts)

The Metropolitan Washington Airports Authority (MWAA) has embarked on an extensive development program at Washington Dulles International Airport (Dulles) that is anticipated to require stream mitigation. The proposed development program includes two new runways, which will impact streams and wetlands; the preliminary estimates of the stream impacts for a proposed 4th runway are 8,000 to 10,800 feet, while impacts for a future 5th runway are 8,500 to 21,000 feet. Construction is slated for 2006 for the 4th runway and 2009 for the 5th runway. MWAA is soliciting proposals to mitigate these stream impacts.

Biohabitats, Inc., and Environmental Banc & Exchange, LLC (Biohabitats) intend to submit a proposal for the MWAA stream mitigation based upon a partnership with the Fairfax County Park Authority. As envisioned, the Park Authority would provide potential stream mitigation sites on Park Authority property. Biohabitats would design, obtain required permits, construct and maintain these improvements.

Biohabitats, in concert with DPWES Stormwater Planning and the Park Authority's Resource Management Division (RMD), have identified significant restoration opportunities in the following stream valley parks based on proximity to the construction area and stream restoration needs:

- Horsepen and Frying Pan Parks
- Flat Lick Branch (Flat Lick S.V. Park)
- Schneider Branch (Cub Run S.V. Park)
- Turkeycock Run (Mason District Park)

The stream restoration project(s) would include:

- Streambed restoration using grade control and riffle structures to reduce bedload movement and raise the streambed channel.
- Streambank stabilization assisted by streambed grade control, instream channel control structures, boulder bank toe protection and bioengineered features such as root wads, live branch layering, etc.
- Riparian condition enhancements including native tree planting and the suppression of non-native invasive plants.

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This relationship provides an opportunity to improve degraded streams and riparian habitat quality within these stream valley parks. In addition, it provides an alternative means to address stream problems that may not otherwise be funded.

Unless otherwise directed by the Park Authority Board, staff will proceed, in partnership with Biohabitats, to propose stream restoration projects as mitigation for impacts associated with MWAA's development program. If the proposal is accepted by MWAA, staff will negotiate an agreement with Biohabitats for Park Authority Board approval.

(This item has been reviewed by the Planning and Development Committee on February 2, 2005 and approved for submission to the Park Authority Board)

FISCAL IMPACT:

Funds in the amount not to exceed \$10,000 are necessary to fund the administrative cost associated with coordination of this effort. Funds in the amount of \$10,000 are available in Project No. 475098, Natural and Cultural Resource Facilities, in Fund 370, Park Authority Bond Construction.

ENCLOSED DOCUMENTS:

Attachment 1: Location of Proposed Stream Restoration Project(s)

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

Cindy Messinger, Director, Resource Management Division

Brian Daly, Director, Park Operations Division

Kay Rutledge, Manager, Land Acquisition and Management Branch

John Pitts, Manager, Special Projects Branch

Ed Nutter, Project Manager, Special Projects Branch